

CITY OF BOTHELL

PUBLIC NOTICE

State Environmental Policy Act DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: The applicant proposes a wholesale warehouse distribution and office building for multiple tenants. The property is located in the R AC, OP, CB, LI zone. The project site is approximately 314,298 square feet and is encumbered with wetlands and associated buffers. The site has an existing surface parking lot. Construction of new warehouse and office facility consisting of 46,200 square feet floor area, split between 33,900 on main ground level and 12,300 on an upper mezzanine level. Construction will be type II-B with concrete tilt up perimeter walls and steel framed floors and roof and light gauge interior framing. Ninety parking stalls proposed. Grading is proposed as 3,000 cubic yards of excavation and 4,500 cubic yards of fill. The critical areas alteration permit is a request to use the developed south parking lot area of the old Seattle Times Printing Facility as established and reduce wetland buffers based on existing improvements on-site per BMC 14.04.530.F.3 Modified Buffer Widths.

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to K. Jones Sorensen, Planner, in the Bothell Department of Community Development email: jones.sorensen@bothellwa.gov.

Project Name: LMJ North Creek Light Industrial Warehouse Site Plan Review and Critical Areas Alteration

Proponent: Joel Riehl, Freiheit Architecture
777 108th Ave NE, Suite 1650
Bellevue, WA 98004

Project Location: Parcel 6979200153 at intersection of 120th Ave NE and North Creek Parkway S.

Case Number: SEP2021-17967

Lead Agency: City of Bothell

Mitigating Measures: The City of Bothell codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of City streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell will not require any additional mitigation measures under SEPA.

Environmental Impact: The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Responsible Official: Jeffrey N. Smith
Position/title: Development Services Manager
Address: 18415 101st Avenue NE, Bothell, WA 98011
Email and Phone: jeff.smith@bothellwa.gov; 425-806-6400

Issue Date: January 13, 2022

Signature: Kris "Jones" Sorensen, K. Jones Sorensen, Acting Manager for Jeffrey Smith
Authorized Signature

Comments and Appeals: You may comment on this determination in writing, electronically or otherwise, to the SEPA Responsible Official at the contact information above. Comments should concern issues of environmental impact of the project. You may register an appeal of this determination by filing such appeal at the same location identified above. **Comments and appeals must be received no later than 5:00 PM on February 3, 2022.** Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

With respect to any appeal, you should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11 including payment of the applicable appeal fee. Contact K. Jones Sorensen, Planner, email at jones.sorensen@bothellwa.gov at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.

City of Bothell Map



- Planning Area Boundary
- Zoning
- Comprehensive Plan Subareas
- Right of Way
 - Roadway
 - Non-Roadway
- Rivers or Streams
 - Open Stream
 - Open Stream Underpass
 - Piped Stream
- Wetland
- Parcel
 - Bothell
 - Outside Bothell
- Bothell City Limits
 - 2020-Mar Ortho (Bothell)
 - 2018-Mar Ortho (Bothell)
 - World Street Map (ESRI)

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Notes:

The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.